

LOCAL REVIEW BODY – 6 OCTOBER 2021

Local Review Body

Wednesday 6 October 2021 at 4pm

Present: Councillors Clocherty, Crowther, McKenzie, Nelson, Rebecchi and Wilson.

Chair: Councillor Wilson presided.

In attendance: Ms A Williamson (Planning Adviser), Mr J Kerr (Legal Adviser), Mr C MacDonald and Ms D Sweeney (Legal Services).

The meeting was held at the Municipal Buildings, Greenock with Councillors Clocherty, Crowther, McKenzie and Rebecchi attending by video-conference.

The following paragraphs are submitted for information only, having been dealt with under the powers delegated to the Local Review Body.

414 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 414

An apology for absence was intimated on behalf of Councillor Dorrian.

No declarations of interest were intimated.

415 PLANNING APPLICATION FOR REVIEW 415

**(a) Proposed new dormer window arrangement to upper floor flat:
Flat 2, 17 Union Street, Greenock (21/0080/IC)**

There were submitted papers relative to the application for review for the refusal of proposed new dormer window arrangement to upper floor flat at Flat 2, 17 Union Street, Greenock (21/0080/IC) to enable the Local Review Body to consider the matter afresh. Mr Williamson acted as Planning Adviser relative to this case.

Following discussions, Councillor Clocherty moved (1) that sufficient information had been submitted to allow the Local Review Body to decide the matter without further procedure; and (2) that the application for review be upheld and that planning permission be granted subject to the following conditions:-

1. that the development to which this permission relates must be begun within three years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended; and
2. that prior to the commencement of works on site, full details of all external materials including balustrade (inclusive of samples where required) shall be submitted to and approved in writing by the Planning Authority, to ensure the external materials are appropriate in the interests of the visual appearance of the building within the Conservation Area. Works shall then proceed as approved unless an alternative is otherwise first agreed in writing by the Planning Authority.

As an amendment, Councillor Rebecchi moved (1) that sufficient information had been submitted to allow the Local Review Body to decide the matter without further procedure; and (2) that the application for review be refused (upholding the Appointed Officer's determination) for the following reasons:-

1. the proposed dormer window is uncharacteristic of the Conservation Area, to the detriment of the appearance and character of the listed building and this adverse visual

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impact is compounded by the position on the front roof plane and the prominent position of the building within the streetscape. The proposal is thus not supported by Policies 28 and 29 of both the 2019 adopted Inverclyde Local Development Plan and the 2021 proposed Inverclyde Local Development Plan;

2. the proposed dormer window cannot be considered to reflect local architecture and urban form and contribute positively to historic places. The proposal fails to have regard to the six qualities of successful places as set out in Figure 3 of both the 2019 adopted Inverclyde Local Development Plan and the 2021 proposed Inverclyde Local Development Plan and is therefore not supported by Policy 1 of both Plans;

3. the unacceptable impact on the character and appearance of the area resulting from the proposed dormer window means that the proposal is not supported by Policy 20 of the 2021 proposed Inverclyde Local Development Plan; and

4. the unacceptable impact of the proposed dormer window conflicts with Historic Environment Scotland's guidance which seeks to ensure that new dormers are appropriately designed and located with care.

Following a roll call vote, 2 Members, Councillors Nelson and Rebecchi voted in favour of the amendment, and 4 members, Councillors Clocherty, Crowther, McKenzie and Wilson voted in favour of the motion which was declared carried.

Decided:

(1) that sufficient information had been submitted to allow the Local Review Body to decide the matter without further procedure; and

(2) that the application for review be upheld and that planning permission be granted subject to the following conditions:-

Conditions

1. that the development to which this permission relates must be begun within three years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended; and

2. that prior to the commencement of works on site, full details of all external materials including balustrade (inclusive of samples where required) shall be submitted to and approved in writing by the Planning Authority. Works shall then proceed as approved unless an alternative is otherwise first agreed in writing by the Planning Authority, to ensure the external materials are appropriate in the interests of the visual appearance of the building within the Conservation Area.